

DEVELOPMENT REGULATIONS

7.8.3 Development regulations for development in the Community Facilities District are as follows. For illustrations, see **Figure 17**.

CF REGULATION	CF PROVISION
REGULATION	
1 PARCEL Area (minimum)	360 m ² (3,875 ft ²)
2 PARCEL Width (minimum)	15 m (49.2 ft)
3 SITE Coverage (maximum)	Fifty percent (50%)
4 Front YARD SETBACK (minimum)	3 m (9.8 ft)
5 Rear YARD SETBACK (minimum)	3 m (9.8 ft)
6 Side YARD SETBACK (minimum)	1.2 m (3.9 ft)
7 Height (maximum)	10.6 m (34.7 ft)

7.8.4 Depending on the type, scale, or anticipated IMPACT of the proposed DEVELOPMENT, the MD may require the APPLICANT to enter into a ROAD USE AGREEMENT as a condition of DEVELOPMENT PERMIT approval.

SERVICING REQUIREMENTS

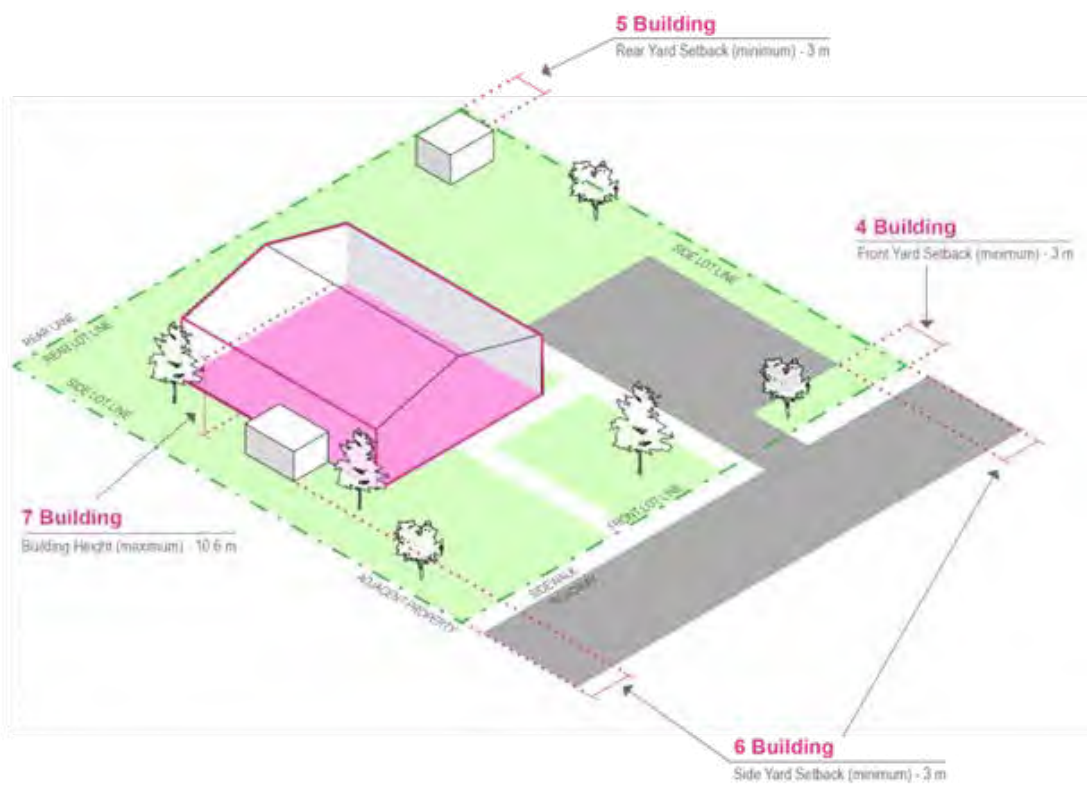
7.8.5 Where there are no public water or sanitary services available to connect to, the LOT size will be determined by meeting the following criteria:

7.8.5.1 The minimum PARCEL area described in 7.8.3 shall only be permitted if the APPLICANT demonstrates that an ON-SITE septic system and water well can be safely accommodated on the LOT, in compliance with all applicable provincial and FEDERAL regulations.

- To meet this requirement, a REGISTERED ENGINEER must conduct soils and percolation tests to confirm that the proposed septic system complies with Alberta's ON-SITE wastewater standards; and
- The APPLICANT must provide information demonstrating that the quantity and source of water complies with the *Alberta Water Act*, including any requirements for licensing or groundwater availability assessments.

7.8.6 If an ON-SITE water well or septic system cannot be installed and the DEVELOPMENT requires tanks the APPLICANT may be required to enter into a ROAD USE AGREEMENT to pay costs related to the impacts associated with increased truck traffic on the roads to provide water and sanitary services.

FIGURE 17: COMMUNITY FACILITIES DISTRICT (CF) REGULATIONS





7.9 Crown Land (CL) District

PURPOSE

- 7.9.1 To provide the MD the opportunity to provide input on the potential IMPACT of land uses and DEVELOPMENT on those lands governed by the Crown and enter into agreements when MD infrastructure may be impacted by those uses.

USES

- 7.9.2 All uses shall be determined by provincial or FEDERAL agencies with input from the MD.

DEVELOPMENT REGULATIONS

- 7.9.3 All regulations in the Crown Land (CL) District shall be at the discretion of the DEVELOPMENT AUTHORITY and shall be determined in collaboration with the appropriate provincial or FEDERAL department(s) and the APPLICANT.
- 7.9.4 When reviewing proposals for DEVELOPMENT on Crown land, consideration shall be given to the following :
- 7.9.4.1 ADJACENT land uses;
 - 7.9.4.2 Provision of water, sewer, and emergency and community services;
 - 7.9.4.3 Access; and
 - 7.9.4.4 Environmental impacts.

OTHER REQUIREMENTS

- 7.9.5 Depending on the type, scale, or anticipated IMPACT of the proposed DEVELOPMENT, the MD may require the APPLICANT to enter into a ROAD USE AGREEMENT as a condition of DEVELOPMENT PERMIT approval.
- 7.9.6 If the DEVELOPMENT leverages any other MD infrastructure, the APPLICANT shall be required to enter into a DEVELOPMENT AGREEMENT with the MD for the use of the infrastructure.
- 7.9.7 If the Crown sells the land to another entity where it is no longer considered Crown Land, the owner will be required to amend this Bylaw to redistrict the lands to the appropriate district that meets the existing USE or proposed USE.
- 7.9.8 If the Crown signs a long-term lease agreement (20+ years) with an APPLICANT, the MD shall align the USE with the appropriate district and apply the applicable regulations of that district. The lands shall be redistricted accordingly.
- 7.9.8.1 Where a long-term lease agreement (20+ years) has been entered into between the Crown and an APPLICANT, the APPLICANT shall provide written notice and a copy of the lease agreement (or confirmation thereof) to the MD as part of the DEVELOPMENT PERMIT or redistricting application.
- 7.9.9 The permitting and licensing process for sand and gravel operations will be coordinated between the MD and the appropriate provincial regulatory body.